

Fall Newsletter

THE WOODLANDS AT CRANBERRY

SPECIAL POINTS OF INTEREST:

- Annual Home Owner's Meeting being held Saturday October 10, 2009 at 1PM at St. Paul's Community Center on Fish Hill Road
- New community website: www.woodlands-cranberry.com
- Dues increase to \$110 annually

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2009 ANNUAL MEETING
 Our Annual Homeowner's Meeting will be held Saturday October 10, 2009 at 1PM at St. Paul's Community Center on Fish Hill Road in Tannersville. We hope to see as many of you as possible and, if you are not available to attend, please send in your proxy. It is important to have a quorum so that we can at least approve meeting minutes from last year's meeting.

We would like to discuss the 2010 budget including an annual dues increase, start a conversation regarding the Bylaws & Covenants, and our new community website. There are several places where we can use the

internet to our advantage and save costs including this newsletter. It can easily be posted on our website and downloaded/



printed by anyone for viewing at home. This will save the Board the cost of printing and mailing. Email is also a very quick and easy method with which to contact the vast majority of the community who are connected. There are several of our

bylaws and covenants that are outdated and do not suit the community very well. Many rules still relate to an active construction job which, as you know, our community is well beyond. It is our hope to, over time, develop a consistent set of rules and regulations and enforce them.

Please mark the date on your calendar and come join us in discussing what's going on in our community and get involved. This is one of your few opportunities to be seen and heard.

2010 BUDGET

It is especially hard during these tough economic times but a review of the community's financials has revealed the need to increase the annual dues. With a few of the homes in our community in foreclosure and several more heading in that direction,

there is a need to "pick up the slack" by the rest of us. Additionally we have not been contributing to the basin maintenance fund which is critical in the event that a major service not covered by insurance is necessary. For a complete explanation and

Q&A session, please make plans to attend this year's Annual Homeowner's Meeting on October 10 at 1PM.

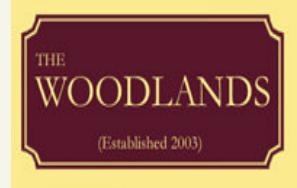
WOODLANDS WEBSITE

If you haven't heard already or found it online, our community now has a website! The URL is <http://www.woodlands-cranberry.com>. In an effort to cut costs and be more environmentally friendly, we are also trying to generate a list of e-mail addresses for everyone. A mailing list specifically for the residents of the community has been set up. This

mailing list will include important announcements and general discussion of the goings-on in our community. We would also like to move toward an online newsletter that you can view and print from the website.

We hope to fill in the blanks over time. We will update the FAQ as questions are asked, we

will update the calendar of events as members of the community notify us of stuff going on, and we hope to have a community spotlight to showcase some of our community members whether it be a child who achieved the honor roll or an adult who is starting a new business.



SAFETY TIPS

Be vigilant and aware of your surroundings both at home and on the road

With the population boom that has occurred in the Poconos over the last 10-15 years, with it comes safety and security concerns. Here are some helpful hints for you and your family.

- if you are living near a vacant home (or even a home that is only used on the weekends) be vi-

lant. If there appears to be suspicious activity, call the authorities

- if you are going for a walk, wear something reflective and make sure someone knows where you are going and when to expect you to return

- make sure to always keep your doors closed

and locked at your home as well as your cars. If parking cars in the driveway, make sure not to leave valuables within eyesight

- consider an alarm system for your home and/or car

COMMUNITY PARTICIPATION & INTERACTION

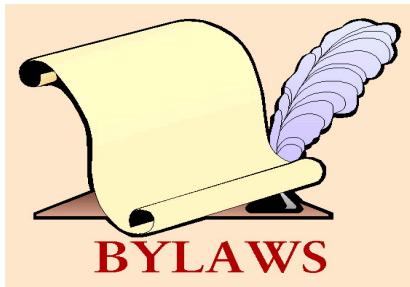
With the addition of the website and the collection of e-mail addresses, we are hoping to foster more community involvement and interaction. We don't want to force interaction on anyone but we would encourage everyone to be open to interaction and involve-

ment with your neighbors. With the addition of a community calendar, hopefully someone will add an event that they participate in and another community member might find that interesting as well.

We especially need community involvement when it comes to our Annual Meetings. This is the only time that we attempt to get the entire community together to make decisions. We cannot make any decisions unless a quorum is achieved which is 30%



COVENANTS & BYLAWS



As has been stated previously, The covenants and bylaws are outdated. There are several items that pertain as if it is an

active community under construction. That is obviously not the case. There are also other infractions that are currently being forgiven and need to be reviewed. In the Board's opinion, the Covenants and Bylaws need to be re-written. In order to do that, we first need to draft a proposed revision and then vote on it. This is, again, where community participation comes into play. We will need 75% quorum to change any documents of this nature. Unless the covenants

and bylaws are reviewed and revised by all of us as a community, simple infractions could potentially lead to a fine and/or further action being taken by a future, less forgiving Board of Directors.

COMMUNITY COMPLAINTS

In every community there are complaints. Some minor, some more major. The Board of Directors and NEPA Management are here to help you. We want everyone to be aware of what happens and the process of filing a formal complaint. Even if you have a question about whether or not your gripe is a legitimate violation of

a bylaw or covenant, please do not hesitate to contact us.

All complaints should be routed through Marilyn Lesoine of NEPA. Her phone number is 570-421-5409 or her e-mail address is marilyn.lesoine@nepamgmt.com. Marilyn will take note of your complaint and

forward it to the Board for review. In all likelihood you will be contacted by the Board to discuss your issue in greater detail and to try to come to a reasonable solution.

Complaints range from loose dogs to loud neighbors to garbage being piled on the property.



SPRING CLEANING

The Board is considering a spring cleaning day. A Spring Cleaning day would allow community members an opportunity to clean out their garages and attics. We'd like to propose a day where we could organize both a trash dumpster for people to throw out old accumulated garbage and a community garage sale

to sell unwanted items. Participation would not be mandatory but rather organized by those who wish to participate. Dumping would be limited to those who paid upfront and the garage sale portion would be on a house-by-house basis. If organized properly, the garage sale could be advertised

locally to generate more traffic and interest





**THE WOODLANDS
AT CRANBERRY**

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A D V E R T I S I N G

Both in future newsletters and, more specifically, on the community website, we would like to offer advertising opportunities to local businesses. Either your own business or a business that you work for that might be interested in advertising to help offset the costs of the website and printing for the remaining residents that do not have e-mail. If you're interested in advertising, please contact Kieran Lavin at kieran@kieranlavin.com

Potential Advertisers include:

- Construction Companies
- Snowplowing businesses
- Accountants
- Realtors
- Lawyers
- Dog walkers
- Daycare



Call / E-mail now to advertise!